

**Hearing Officer Meeting Minutes
May 28, 2015**

A meeting of the City of Yuma's Hearing Officer was held on Thursday, May 28, 2015, at City Hall Room 190, One City Plaza, Yuma, AZ.

HEARING OFFICER in attendance was Ray Urias.

CITY OF YUMA STAFF MEMBERS present included Rodney Short, Assistant City Attorney; Bobette Bauermann, Principal Planner; Galo Galovale, Civil Engineer; and Lisa Ray, Administrative Assistant.

Urias called the meeting to order at 9:30 a.m.

CONSENT CALENDAR

Urias approved the minutes of January 22, 2015.

PUBLIC HEARINGS

VAR-9538-2015: *This is a request by Sign Masters, LLC on behalf of Dr. Nader Haddad - Yuma Women Clinic, for a variance to reduce the required setback from 6' to 1' for a monument sign. The property is zoned General Commercial (B-2) District, and is located at 2851 S Avenue B, Yuma, AZ.*

Aubrey Trebilcock, Assistant Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Urias asked if the city would eventually widen Avenue B in the future. **Galo Galovale, Civil Engineer** said no.

APPLICANT/APPLICANTS REPRESENTATIVE

Greg Villalpando, Sign Masters, 1165 S. 4th Avenue, Yuma, Arizona said if the City were to widen Avenue B, the owner will be responsible for moving the monument sign. **Urias** stated a condition would be added to the staff report requiring the owner to be responsible for the expense to move the monument sign.

Urias asked if the applicant understood the comment by APS having existing overhead and underground electrical facilities and the proximity to the proposed sign. **Villalpando** said yes.

OPEN PUBLIC COMMENT

None

DECISION:

Urias granted the requested variance, subject to the Conditions of Approval in Attachment A, adding condition # 6 to read "The Property Owner shall be responsible for moving or removing the sign should the City of Yuma require the reserved right of way next to the property".

Urias adjourned the meeting at 9:43 a.m.

Minutes approved and signed this 25th day of June, 2015.



Ray Urias, Hearing Officer